2400 COALTON RD

SUPERIOR, CO

dhlb RETAIL BROKERAGE



PROPERTY HIGHLIGHTS

- A premium 1,621 SF Freestanding Drive-Thru Restaurant Available for Lease.
- The site has prominent frontage along Coalton Rd, offering exceptional visibility and convenient access.
- Located in the affluent Superior trade area, this site is surrounded by established national retailers.
- The Flatiron Crossing development is located across the street and undergoing a $250 million mixed-use transformation, bringing more destination retail and multifamily housing.

NEARBY RETAILERS

Chick-fil-A · Freddy's Frozen Custard & Steakburgers · Chipotle Mexican Grill

TRAFFIC COUNTS

On Highway 36 west of Interlocken Loop	26,375 CPD
On Interlocken Loop north of Flatiron Crossing Dr	20,298 CPD
On Coalton Rd east of Summit Blvd	15,412 CPD
On Coalton Rd west of Summit Blvd	9,533 CPD

Source: CDOT 2026

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	10,310	37,203	119,428
AVERAGE HH INCOME	$173,803	$170,515	$172,888
BUSINESSES	512	3,024	7,327
EMPLOYEES	4,520	36,177	77,880

Source: Applied Geographic Solutions, 2026 Estimates

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BROKER DISCLOSURE